

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R25962

Property Information

property address: 3216 S TEXAS AVE

legal description: DOERGE, BLOCK 1, LOT 1 (PT OF), "WENDY'S (#104)"

owner name/address: MILLS FINANCIAL CO

PO BOX 12615

DALLAS, TX 75225-0615

full business name:

Wendy's

land use category:

commercial retail

type of business:

fast food restaurant

current zoning:

C2

occupancy status:

occupied

lot area (square feet):

26,055

frontage along Texas Avenue (feet):

128.56

lot depth (feet):

195.92

sq. footage of building:

2,394

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings:

1

building height (feet):

13

of stories:

1

type of buildings (specify):

concrete

building/site condition:

4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1978

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs:

1

type/material of sign:

E/N

overall condition (specify):

good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 42

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes:

8 x 14

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

fair

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

